SITE PLAN SET
FOR
FIELDSTONE LANE
AN OPEN SPACE RESIDENTIAL DEVELOPMENT
DEFINITIVE PLAN
15 COLEMAN ROAD
NEWBURY, MASSACHUSETTS 01922

PROPERTY:
15 COLEMAN ROAD
NEWBURY, MA 01922
ASSessor's MAP R-42
LOTS 12 & 13 (NEWBURY PORTION)

OWNER OF RECORD:
ZENdko, LLC
15 ESTES STREET
AMESBURY, MA 01913

CONSULTANTS:
Landscape Architect:
Huntress Sports
17 Tewksbury Street
Andover, MA 01810
978-679-2228
Contact: Christian Huntress, RLA

Site Plan Designer:
Sullivan Engineering Group, LLC
P.O. Box 2064
Woburn, MA 01808
781-854-3644
Contact: Jack Sullivan, P.E.

Wetland Scientist:
Bassbanes Wetland Consulting
39 Harps Street
Dunstable, MA 01827
978-868-1261
Contact: Leah Bassbanes

SURVEY:
Levesque Geomatics Inc.
41 Glendale Road
Sturbridge, MA 01566
508-668-0041
Contact: Joseph Levesque, P.L.S

SEPTIC DESIGNER:
Sullivan Environmental Group, LLC
P.O. Box 2064
Woburn, MA 01808
781-854-3644
Contact: Jack Sullivan, P.E.

DATE                  DATE REVISED  SHEET NUMBER  SHEET DESCRIPTION
01/08/2021            01/25/2021  1            COVER SHEET
01/08/2021            01/25/2021  2            LEGEND & NOTES
01/08/2021            01/25/2021  3            KEY MAP
01/08/2021            01/25/2021  3.1         EXISTING CONDITIONS SURVEY
01/08/2021            01/25/2021  4            YIELD PLAN
01/08/2021            01/25/2021  5            SITE CONTEXT MAP
01/08/2021            01/25/2021  6            OVERALL LAYOUT & OPEN SPACE PLAN
01/08/2021            01/25/2021  7            DEMOLITION & EROSION CONTROL PLAN
01/08/2021            01/25/2021  8            LAYOUT PLAN
01/08/2021            01/25/2021  9            GRADING & DRAINAGE PLAN
01/08/2021            01/25/2021  10           UTILITY PLAN
01/08/2021            01/25/2021  11           PLAN & PROFILE
01/08/2021            01/25/2021  12           FIRE APPARATUS ACCESS PLAN
01/08/2021            01/25/2021  13           DEFINITIVE SUBDIVISION & EASEMENT PLAN
01/08/2021            01/25/2021  14-18       CONSTRUCTION DETAILS
01/08/2021            -              -            LANDSCAPE PLAN & DETAILS
-                    -              -            SEPTIC DESIGN PLAN & DETAILS
* BOUND SEPARATELY, TO BE PREPARED BY OTHERS.

OVERALL LAYOUT PLAN
SCALE: 1"=40'
OPEN SPACE
RESIDENTIAL DEVELOPMENT
15 COLEMAN ROAD
NEWBURY, MASSACHUSETTS 01922

4 HIGH STREET
NORTH ANDOVER, MA 01845

JOSEPH I LEVESQUE III, PLS
MASS. PROFESSIONAL LAND SURVEYOR #53840

LEVESQUE GEOMATICS INC
4 GLENDALE ROAD
STURBRIDGE, MA 01518

SEE SHEET 3.3 FOR NOTES, REFERENCES & LEGEND
This survey has been performed in the field under my supervision, and to the best of my knowledge, belief, and information, this survey has been performed in accordance with currently accepted accuracy standards.
MAP R2
LOT 13A
S54°28'19"W 387.32'
N61°25'34"W 62.57'
N64°14'59"W 204.60'
N84°23'16"W 63.08'
N85°41'22"W 180.72'

MAP R2
LOT 14A
PROPOSED LOT 'A'
AREA=87,073 SF OR 1.999 AC.
FRONTAGE=142.02'

MAP R2
LOT 14B

COLEMAN ROAD
PUBLIC - VARIABLE WIDTH

OPEN SPACE RESIDENTIAL DEVELOPMENT
15 COLEMAN ROAD
NEWBURY, MASSACHUSETTS 01922

ZENKO, LLC
15 FISHER STREET
AMESBURY, MA 01913

DEMOlITION & EROSION CONTROL PLAN

PHILIP R. HENRY, P.E.
CIVIL DESIGN GROUP, LLC
21 HIGH STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdgengineering.com
p: 978-764-5400 f: 978-965-3971

MAP R2
LOT 11A

MAP R2
LOT 2A

MAP R2
LOT 3A

MAP R2
LOT 4A

MAP R2
LOT 5A

MAP R2
LOT 6A

MAP R2
LOT 7A

MAP R2
LOT 8A

MAP R2
LOT 9A

MAP R2
LOT 10A

MAP R2
LOT 12A
PROFILE FIELDSTONE LANE : STA 0+00 THROUGH 4+05.32

HORIZONTAL SCALE: 1" = 40', VERTICAL SCALE: 1" = 4'
PROPOSED LOT 'A'

AREA=87,073 SF OR 1.999 AC.
FRONTAGE=142.02'

(COLES ROAD)

PHILIP R. HENRY, P.E.
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PHASE 1
OPEN SPACE RESIDENTIAL DEVELOPMENT
15 COLEMAN ROAD
NEWBURY, MASSACHUSETTS 01922

GROUPS

UNIT #6
N/GROUND
T=94.75
CT=69.75

UNIT #2
WALKOUT
T=94.50
CT=87.50

UNIT #6
N/GROUND
T=94.75
CT=69.75

UNIT #2
N/GROUND
T=93.50
CT=69.50

UNIT #2
WALKOUT
T=93.25
CT=69.25

UNIT #1
EXISTING SAP
T=93.65
CT=69.65

UNIT #7
N/GROUND
T=94.65
CT=69.65

EXC, LOT 'A'
3 SF OR 1.999 AC.
FAGE=42.62'

(PLAN 39352, PG. 80)
OPEN SPACE LOT 8
86% OF ENTIRE TRACT OF LAND

AREA = 1,183,989 ± SF (27.18 ± ACRES)
WETLAND AREA = 283,576 ± SF (6.51 ± ACRES)
UPLAND AREA = 900,413 ± SF (20.67 ± ACRES)

NOT FOR CONSTRUCTION
1. All hydrants shall be Clow Eddy, open left.
2. All concrete to be cast-in-place (3000 PSI).
3. All MJ joints shall have retainer glands.
4. Care shall be taken to shield hydrant base drain holes during placement of the concrete thrust block. Drain holes shall be verified as open and free of obstructions prior to backfilling.
5. Care shall be taken to shield all mechanical joint glands and bolts during placement of concrete thrust block. All bolts and glands shall be free and unobstructed before backfilling.
6. Hydrant shall be set plumb. Vertical hydrant extensions shall be used as necessary to properly locate the breakaway flange per manufacturer's recommendations.
7. Polyethylene sheeting shall be placed over the fitting and/or hydrant base to prevent direct contact of concrete with the fitting.